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<b>Report To:</b>	<b>Planning and Development Committee</b>		
<b>Date of Meeting:</b>	April 20, 2026	<b>Report Number:</b>	PDS-035-26
<b>Authored By:</b>	Tim Cane/Ray Ziemba (SGL Planning & Design Inc.), and Sarah Gattie, Principal Planner		
<b>Submitted By:</b>	Darryl Lyons, Deputy CAO, Planning and Infrastructure Services		
<b>Reviewed By:</b>	Trevor Pinn, Deputy CAO/Treasurer (Acting CAO)		
<b>By-law Number:</b>		<b>Resolution Number:</b>	
<b>File Number:</b>	ZBA2025-0015 and SC2025-0004		
<b>Report Subject:</b>	Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for 2604 units within the Courtice Waterfront Secondary Plan Area		

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### Recommendations:

1. That Report PDS-035-26, and any related delegations or communication items, be received;
2. That the Zoning By-law Amendment attached to Report PDS-035-26, as Attachment 1, be approved; and
3. That the Region of Durham Community Growth and Economic Development Department and Municipal Property Assessment Corporation be forwarded a copy of Report PDS-035-26 and Council's decision; and
4. That all interested parties listed in Report PDS-035-26 and any delegations be advised of Council's decision.

## Report Overview

This report recommends approval of an application for a Zoning By-law Amendment submitted by Weston Consulting, on behalf of 1725596 Ontario Limited to facilitate a Draft Plan of Subdivision which consists of five (5) low-rise residential blocks abutting Darlington Provincial Park, twenty three (23) medium density blocks, four (4) mixed-use blocks, seven (7) natural heritage system and buffer blocks, two (2) blocks for stormwater management, one (1) block as future residential, and two (2) blocks for future roads.

The proposed zoning is intended to implement the recently approved Courtice Waterfront Secondary Plan through a development that contemplates a mix of housing in the form of low-rise housing that includes single, detached, semi-detached and townhouses, whereas the medium density blocks and mixed-use blocks permit 6-storey apartment buildings. The proposed development will contain approximately 2,604 units.

A draft plan of subdivision application is currently being considered by staff with appropriate conditions to augment and complement the proposed Zoning By-law Amendment.

## 1. Application Details

- 1.1 Owner: 1725596 Ontario Limited
- 1.2 Applicant: Weston Consulting
- 1.3 Proposal:

### Zoning By-law Amendment

To rezone the subject lands from Agricultural (A) Zone and Holding – General Industrial ((H) M2) Zone to a combination of Urban Residential Type Three Exception Zones, Residential Mixed- Use Exception Zones, and Environmental Protection Zones, in order to facilitate the proposed residential development in conformity with the Courtice Waterfront Secondary Plan. All proposed zones will be subject to applicable (H) Holding provisions.

### Delegated: Draft Plan of Subdivision

- 1.4 The proposed Draft Plan of Subdivision would permit approximately 2,604 residential dwelling units.
- 1.5 These units are anticipated to be made up of 64 semi-detached units, 215 townhouse units, 60 stacked townhouse units, and 2,265 mid-rise apartment units.

- 1.6 The development proposes various built forms that will consist of mixed-use blocks, medium-density residential blocks, low-density residential blocks, future residential, natural heritage system and associated buffer blocks, stormwater management blocks, and future roads.
- 1.7 The Draft Plan of Subdivision will be finalized at a future date to facilitate the creation of the proposed lots and blocks. The ultimate development area will be facilitated through multiple phases and in accordance with the Courtice Waterfront Secondary Plan.
- 1.8 Area: 51.040 hectares (126.12 acres).
- 1.9 Location: 113 Down Road & Part Lot 31, Con BF, Courtice (see Figure 1)

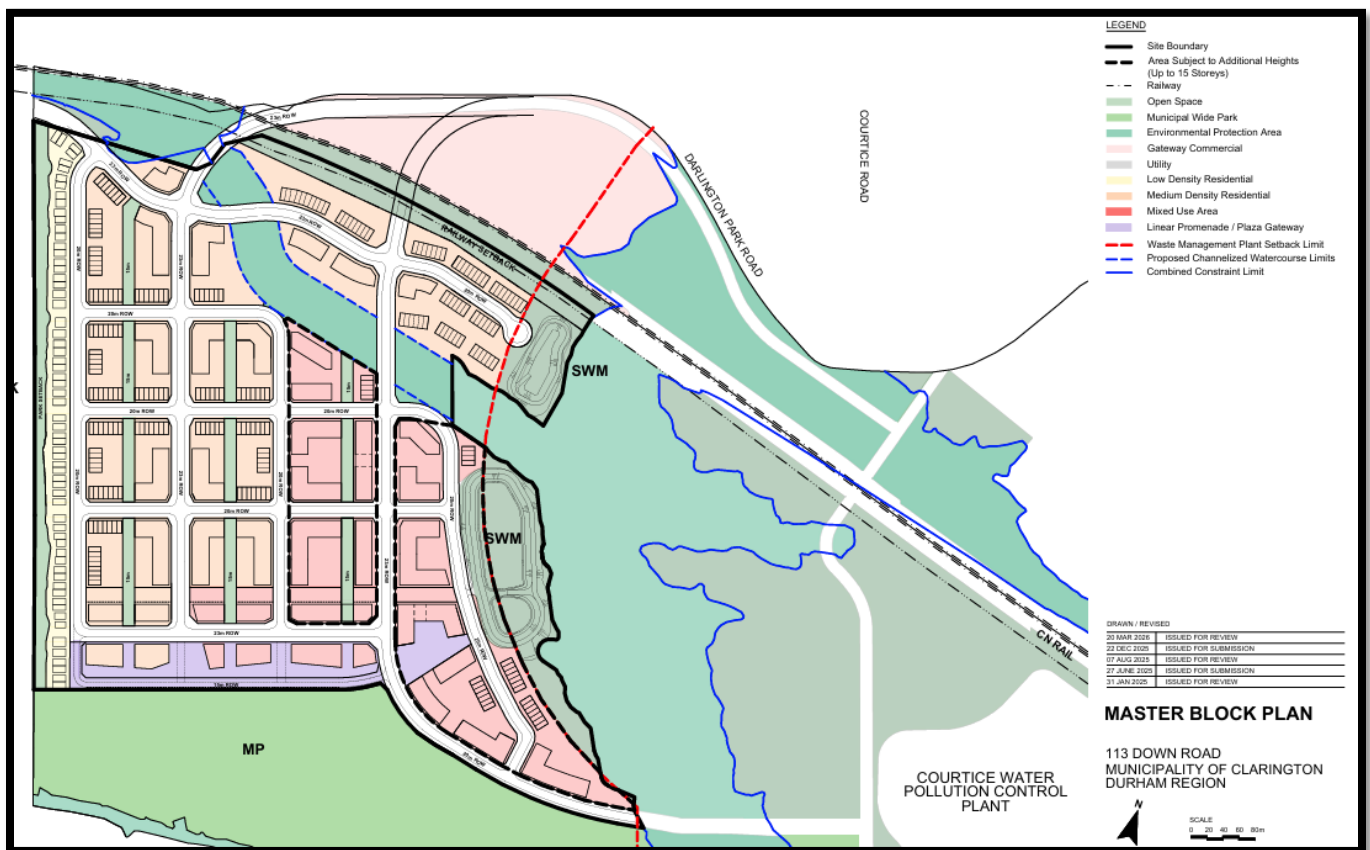


Figure 1: Proposed Draft Plan of Subdivision for Context

## 2. Background

- 2.1 In February 2026, Clarington Council approved the Courtice Waterfront Secondary Plan.
- 2.2 The Courtice Waterfront Secondary Plan sets out a vision for a new waterfront community featuring a prestigious new municipal-wide park. The Secondary Plan enhances the municipality's existing trail systems, significantly increases public access to Lake Ontario and protects natural areas associated with Tooley Creek and the shoreline.
- 2.3 The Courtice Waterfront Secondary Plan provides a land use framework for low, medium and mixed-use residential uses anchored by commercial uses and the municipal-wide park, while also protecting for a natural heritage system associated with the Tooley Creek.
- 2.4 A pre-consultation meeting with Municipality of Clarington Staff and agencies was held on February 6, 2025, with the applicant to discuss the proposed development.
- 2.5 On July 2, 2025, Weston Consulting on behalf of 172556 Ontario Ltd. submitted applications for Zoning By-law Amendment and Draft Plan of Subdivision to permit a 6-storey mixed-use and apartment buildings, 3-storey low-rise dwellings, a new park and environmental constraint buffers, on lands southwest of Canadian National Railway and Courtice Shores Drive. These applications were deemed complete by Staff on October 23, 2025.
- 2.6 Based on the review and circulation comments of the applications, Weston Consulting, on behalf of 172556 Ontario Ltd. resubmitted the applications for a Zoning By-law Amendment and Draft Plan of Subdivision on December 22, 2025.
- 2.7 A Statutory Public meeting was held on January 19, 2026, to provide background information regarding the applications and to obtain public comments.
- 2.8 The Proposal contains the following:
  - Low Density Residential Blocks with a maximum height of 3-storeys
  - Future Low Density Residential Block with a maximum height of 3-storeys
  - Medium Density Residential Blocks with a maximum height of 6-storeys, and permissions for neighbourhood commercial uses at grade

- Mixed-use Medium Density Residential Blocks with a maximum height of 6-storeys, as well as requiring a minimum and maximum non-residential gross floor area requirements
- Natural Heritage System Blocks that also contain associated buffers
- Stormwater Management Blocks
- Future Roads

2.9 Vehicular access to the site is proposed via a new road access from Darlington Park Road. The conditions of Draft Plan of Subdivision will address a second access point through the grade separated crossing east of the site.

### 3. Land Use Characteristics and Surrounding Uses

3.1 The subject lands are located south of Darlington Park Road and are bisected by Down Road in the Municipality of Clarington, Ontario.

3.2 The subject lands have an approximate area of 51.04 hectares (126.12 acres) and are generally bounded by Darlington Provincial Park to the immediate west and the CN rail corridor to the north.

3.3 Natural Heritage System features are present to the east and throughout the subject lands.

3.4 The surrounding uses are as follows:

**North:** Directly north of the subject lands is the CN Rail Corridor, Darlington Park Road and Provincial Highway 401. Further north of the subject lands consists of a variety of agricultural and light industrial uses fronting onto Baseline Road and Cigas Road.

**East:** Directly east of the subject lands consists of open space and environmental protection areas surrounding Tooley Creek. Further east, beyond Courtice Shores Drive, is the Courtice Water Pollution Control Plant and the Courtice Shores Trail along Lake Ontario.

**South:** Directly south of the subject lands is municipally owned land that will make up the Courtice Waterfront Park, followed by Lake Ontario.

**West:** Immediately west of the subject lands is the Darlington Provincial Park and Mclaughlin Bay, which offers a variety of amenities along the Lake Ontario shoreline. Further to the west in the City of Oshawa is Mclaughlin Bay Wildlife Preserve and the Oshawa Second Marsh.

## 4. Provincial Policy

### Provincial Planning Statement, 2024

- 4.1 The Provincial Planning Statement (PPS), 2024 supports healthy, livable, and safe communities by accommodating an appropriate range and mix of housing types, including affordable housing and shall promote development patterns that efficiently use land and infrastructure.
- 4.2 The PPS policies direct growth to settlement areas and promote compact built forms. The subject lands are proposed within the recently approved Courtice Waterfront Secondary Plan. The PPS directs planning authorities to facilitate a variety of housing forms and promote residential intensification to achieve efficient development patterns.
- 4.3 The proposal is consistent with the Provincial Planning Statement as it introduces a mix of housing options within a mix of built form typologies, including affordable housing units within a development pattern that represents an efficient use of land and future infrastructure.

## 5. Official Plans

### Durham Regional Official Plan (Envision Durham)

- 5.1 The 'Envision Durham' Regional Official Plan (Envision Durham) was adopted by Durham Regional Council on May 17, 2023, and was approved in part with modifications by the province on September 3, 2024. The remaining parts of Envision Durham were approved on December 13, 2024.
- 5.2 The Envision Durham sets out long-term growth and development policies for the Region to the year 2051, providing policies to ensure a high quality of life for both current and future residents of the region.
- 5.3 As of January 1, 2025, Envision Durham became part of the Clarington Official Plan, due to Provincial legislative changes associated with Bill 185.
- 5.4 Envision Durham Map 1. Regional Structure – Urban & Rural System, identifies the subject land within the Urban Area Boundary.

- 5.5 Envision Durham sets out an anticipated urban population of 205,250 and 15,770 jobs for Clarington by 2051. The proposed development will introduce approximately 2,604 residential units and up to 10,000 square metres of non-residential space, assisting the municipality in meeting its growth projections.
- 5.6 Chapter 3 Healthy Communities of Envision Durham sets out policies for a diverse housing supply with a broad mix of housing types, including affordable housing. The proposed development conforms by proposing a mix of housing types from single detached to apartment dwellings, as well as including affordable housing units.
- 5.7 Chapter 5 Vibrant Urban System of Envision Durham provides general policies that can be considered, such as ensuring development within Urban Areas makes efficient use of land, as well as existing and planned infrastructure. It also provides policies for the achievement of compact, urban and pedestrian-oriented built form. The proposed development will assist in the creation of a complete community with compact built forms while utilizing existing and planned infrastructure.
- 5.8 Chapter 7 of Envision Durham sets out policies for the protection of the Greenland System, such as maintaining a continuous system for environmental protection along the Waterfront Areas and requiring detailed studies for any development within or adjacent to Natural Heritage System features and Hydrologic features. The proposed development preserves the Waterfront Area for parkland through the previous land dedication and has provided an Environmental Impact Study in support of the proposed development.
- 5.9 The proposal conforms with Envision Durham.

### **Clarington Official Plan**

- 5.10 The Clarington Official Plan seeks to create walkable neighbourhoods and to provide a variety of uses within each neighbourhood. New neighbourhoods will have a variety of housing densities, tenures, and types for all incomes, ages, and lifestyles. Three key guiding principles include: sustainable development, healthy communities, and growth management.
- 5.11 The Clarington Official Plan identifies the subject lands within the Municipality's Built-Up Area. The Clarington Official Plan split designates the subject lands as Environmental Protection Areas, Waterfront Greenway, and Municipal Wide Park.
- 5.12 Environmental Protection Areas are recognized as the most significant components of the Municipality's natural environment, and their ecological functions are to be conserved and protected.
- 5.13 Environmental Constraints within the subject land include a watercourse and features part of the Tooley/Robinson Creek Subwatershed. These features have ecological and/or hydrological value that requires a site-specific assessment before development. The presence and precise delineation of these features and the level of development acceptable were determined through an Environmental Impact Study.

- 5.14 The Waterfront Greenway designation policies seek to protect and regenerate the unique physical, natural and cultural attributes associated with Lake Ontario, permitting limited residential uses, recreational uses and marinas subject to an amendment. The Waterfront Greenway designation has since been updated through the Courtice Waterfront Secondary Plan.
- 5.15 Municipal Wide Parks are specialized parks designed to serve the entire Municipality. Municipal Wide Parks are designated on Map A. They may be developed to support recreation or cultural facilities that are one of a kind and have specialized location requirements or take advantage of specific attributes such as natural or cultural heritage features. The proposed development conforms to these policies by previously dedicating land to the municipality for the municipal-wide park along the waterfront.
- 5.16 Chapter 4 Managing Growth of the Official Plan provides policies for managing population and employment growth in the Municipality. Chapter 4 sets out a target of 40% of units after 2021 to be within the Built-up Area, as well as prioritizing development approvals within the Built-up Area. The proposed development will assist the municipality in achieving this goal.
- 5.17 Building on previous chapters, Chapter 5 Creating Vibrant and Sustainable Urban Places, sets objectives to facilitate a built environment that facilitates active transportation. It also sets out that appropriate built forms for emerging neighbourhoods will be determined through comprehensive Secondary Planning processes. The Courtice Waterfront Secondary Plan sets out detailed land uses and built form policies.
- 5.18 Chapter 7 Growing a Prosperous Community, seeks to balance residential growth with jobs, in particular, encouraging appropriately scaled retail and commercial development based on population growth. In meeting this policy directive, the proposed development includes neighbourhood retail uses within the medium-density blocks and a minimum non-residential gross floor area within the mixed-use blocks at grade.
- 5.19 The proposal conforms to the Clarington Official Plan.

### **Courtice Waterfront Secondary Plan**

- 5.20 The Community Structure outlines the key elements of the Courtice Waterfront Secondary Plan that include Environmental Protection Areas and Waterfront Greenways, Courtice Waterfront Park, Mixed Use Area, Medium Density Residential Areas, Low Density Residential Area, Gateway Commercial Area, and the Street Network.
- 5.21 The Courtice Waterfront Secondary Plan designates the subject lands as Low Density Residential, Medium Density Residential, Mixed-Use Areas, and Environmental Protection Areas. The lands adjacent to the Environmental Protection Areas associated with the Tooley Creek in the north contain the Environmental Constraint Overlay. In addition, the planned intersection in the southeast corner adjacent to the Municipal Wide Park contains a Commercial Uses Required Overlay.

- 5.22 Consistent with the Courtice Waterfront Secondary Plan Schedule A Land Use Plan, the proposed development contemplates low-rise residential along the east boundary of the subject lands adjacent to Darlington Provincial Park. The Courtice Secondary Plan permits detached dwellings, semi-detached dwellings, and street townhouses within the low-density residential designation with a maximum height of 3-storeys and a minimum density of 25 units per net hectare. The proposed Zoning By-law Amendment proposes a low-rise zone along the west boundary, which matches these permissions.
- 5.23 The proposed Zoning By-law Amendment proposes medium-density zones that implement the Courtice Waterfront Secondary Plan Schedule A Land Use Plan. The secondary plan set out policies for the medium-density residential designation to permit all forms of townhouses, and apartment buildings with a minimum height of 3-storeys and a maximum of 6-storeys. It also permits small-scale neighbourhood retail at grade. These permissions are included in the proposed medium density residential zones.
- 5.24 The Mixed-Use Areas designated on Courtice Waterfront Secondary Plan Schedule A Land Use Plan are implemented within the Draft Zoning By-law Amendment, with consistent built form permission in terms of height and built form. In accordance with the Courtice Waterfront Secondary Plan, the draft Zoning By-law sets out permission for heights greater than 6-storeys, subject to the additional studies to the satisfaction of the municipality.
- 5.25 In meeting the intent of the Commercial Uses Required Overlay, a minimum gross floor area of 5,000 square metres and a maximum of 10,000 square metres is set out in the implementing Zoning By-law for the proposed mixed-use zones subject to the overlay.
- 5.26 The proposed Zoning By-law includes Environmental Protection Areas for the natural areas associated with Tooley Creek and the shoreline, which align with the Courtice Waterfront Secondary Plan.
- 5.27 The proposed development implements a transportation system that generally aligns with the road network of the Courtice Waterfront Secondary Plan. The Draft Plan of Subdivisions conditions will ensure that any changes to proposed road systems will be to the satisfaction of the Municipality.
- 5.28 The proposed development conforms with the Courtice Waterfront Secondary Plan.

## **6. Zoning By-laws**

- 6.1 The subject lands are currently zoned “Agricultural (A) Zone” and “Holding - General Industrial ((H)M2) Zone” within the Zoning By-law 84-63. A Zoning By-law Amendment is required to permit the proposed development.

## Holding Symbol

- 6.2 The proposed Zoning By-law Amendment will rezone the subject lands to an appropriate Urban Residential Exceptions and Mixed-Use Exceptions, all subject to various (H) Holding provisions, such as providing a traffic impact study and noise and vibration study to the satisfaction of the Municipality, as well as fulfilling detailed design through Site Plan Approval applications.
- 6.3 The proposed draft Zoning By-law Amendment is included as **Attachment 1**, which details all the holding provisions for each proposed zone.

## 7. Summary of Background Studies

- 7.1 The applicant submitted the following studies as part of their complete application:
- Planning Justification Report + Public Consultation Strategy.
    - Draft Zoning By-law Amendment
  - Draft Plan of Subdivision
  - Master Land Use Block Plan Area
  - On-Street Parking Plan
  - Urban Design Brief and Sustainability Report + Block Shadow Study
  - Phasing Plan
  - Landscape Conceptual Master Plan (Ultimate Development Area)
    - Active Transportation Plan
    - Tree Inventory Plan (Prepared by Terrastory Environmental Consulting Inc. Arborists)
  - Landscape Analysis Report
  - Geomorphic Assessment Review Letter
  - Parcel Register
  - Survey (Property Boundary and Topographical)
  - Functional Servicing and Stormwater Drainage Report
    - Conceptual Site Servicing Plan
    - Conceptual Site Grading Plan
    - Erosion and Sediment Control Plan
  - Floodplain Analysis Report
  - Creek Realignment Plan
  - Preliminary Geotechnical Report
  - Hydrogeological Report
  - Environmental Site Assessment Report Phase I and II
  - Land Use Compatibility Study
    - Peer Review Responses
  - Environmental Impact Study
  - Technical Traffic Memo
  - Stage 1 Archaeological Property Assessment

7.2 Below provides a summary of findings from the background reports.

**Planning Justification Report (Weston Consulting, June 2025, with an addendum letter prepared December 2025)**

7.3 The Planning Justification Report and Addendum submitted in support of the proposal conclude that the applications represent good planning and are in the public interest and conform with the policies and land use designations of Envision Durham, the Clarington Official Plan, and the Courtice Waterfront Secondary Plan.

**Technical Traffic Memorandum - (Tranplan Associates, July 2025)**

7.4 The Preliminary Transportation Impact Study builds on the impact study prepared in support of the Courtice Waterfront Secondary Plan and affirmed that traffic anticipated to be generated by the proposed development can be accommodated by the study road network.

7.5 The proposed development and Technical Traffic Memo contemplate an alternative entrance to the area than shown in the Courtice Waterfront Secondary Plan. This will be subject to additional study as part of a Draft Plan of Subdivision Conditions and a Holding Provision.

**Environmental Impact Study (Beacon Environmental Limited, May 2025)**

7.6 The Environmental Impact Study (EIS) submitted in support of the proposal undertook a field investigation of features on the subject lands. The report recommended appropriate Vegetation Protection Zones to protect the feature and its ecological function. In addition, the report recommended mitigation measures including: channel naturalization of the Tooley Creek, enhanced riparian corridor, and natural feature protections through delineated of the Environmental Protection Areas, LIDs, watercourse crossing design criteria, SAR habitat permitting, Barn Swallow habitat replacement, seasonal timing windows, directional lighting, fence installation, as well as sediment and control during construction. With the mitigation measures, the proposed development will not negatively impact the natural heritage system.

7.7 With the implementation of the recommended mitigation measures, the proposed development is consistent with applicable natural heritage policies as set out in the PPS, and conforms to Envision Durham, the Clarington Official Plan, the Courtice Waterfront Secondary Plan, as well as policies and guidelines of CLOCA.

7.8 The proposed subdivision has been designed to implement the recommendation of the EIS through providing a 60-metre-wide naturalization of the Tooley Creek and the placement of the SWMP adjacent to the features will act as an extension of the Natural Heritage System.

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**Functional Servicing and Stormwater Management Report (D.G. Biddle & Associates, December 2025)**

- 7.9 The Functional Servicing and Stormwater Management Report concludes that the proposed development can be graded and serviced in accordance with the Municipality of Clarington, Central Lake Ontario Conservation Authority, and Regional Municipality of Durham design criteria and policies.
- 7.10 The Functional Servicing and Stormwater Management Report confirmed the proposed development will be serviced by a new gravity sanitary sewer, and an extension of the existing watermain south of the Canadian National Railway.
- 7.11 The Functional Servicing and Stormwater Management Report also confirmed that the SWMP will accommodate any overland flow.

**Floodplain Analysis (D.G. Biddle & Associates, March 2026)**

- 7.12 The Floodplain Analysis assessed the existing floodplain for a branch of Tooley Creek traversing through the northern portion of the subject lands. The proposed development proposes the realignment of Tooley Creek to facilitate the development.
- 7.13 The analysis confirmed that the realignment will require a moderate amount of grading within the Tooley West, and there will be no adverse impact on the creek system.

**Urban Design Brief (Weston Consulting, June 2025, with an addendum letter prepared December 2025)**

- 7.14 The Urban Design Brief outlines how the proposed development meets the evolving character of Courtice Community by providing a variety of housing options with supportive commercial uses and access to walkable open spaces and parks. The proposed built form introduces new typologies into the community that will establish an appropriate medium-density development. The height, scale, massing, and site design will respond to the Community's existing and planned character, with balanced shadow impacts.
- 7.15 Additionally, the proposal contributes to the goals and urban design objectives of the Courtice Waterfront area established by the Clarington Official Plan and further supported by the Courtice Waterfront Secondary Plan.

**Stage 1 Archaeological Assessment (AMICK Consultants Limited, May 2025)**

- 7.16 AMICK Consultants Ltd. conducted a Stage 1 archaeological assessment on the subject lands dated May 22, 2025. The report identified that the subject lands exhibit the potential to yield archaeological deposits of Cultural Heritage Value or Interest (CHVI) and recommends a future Stage 2 archaeological assessment.

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## Land Use Compatibility Study (SLR Consulting Canada LTD., January 2022)

- 7.17 A Land Use Compatibility Study was prepared to evaluate air quality, odour, dust, noise, and vibration for the development of the subject lands. With respect to Noise and Vibration, the report confirmed that residential uses can occur within 30 metres of the rail corridor, subject to additional detailed design during Site Plan Approval and review of applicable agencies.
- 7.18 The study also confirmed that the subject land's air quality and odour will remain well below the applicable guideline limits and can meet noise requirements. Further analysis will be undertaken through draft plan conditions and detailed design submission.

## 8. Public Notice and Submissions

- 8.1 A Statutory Public Meeting was held on January 19, 2026. Public Notice was mailed to all property owners within 120 metres of the subject lands, and 2 public meeting signs were installed on the subject lands along Down Road and Darlington Park Road. Details of the proposed application were also posted within the Clarington Connected e-newsletter.
- 8.2 Seven members of the public spoke at the statutory public meeting, and five written delegations were submitted by members of the public. The residents raised concerns regarding the scale of development, traffic congestion, impacts on the environment, and affordable housing. Staff also received several general inquiries asking about the nature of the proposed development.

## 9. Department and Agency Comments

- 9.1 Various agencies and internal departments were circulated for comments on the applications. **Attachment 3** to this report is a chart which provides the list of circulated parties.

## 10. Discussions

- 10.1 For the discussion and analysis of the proposed Zoning By-law Amendment, the recently, approved Courtice Waterfront Secondary provides an appropriate framework.

### Community Structure

- 10.2 The proposed Zoning By-law Amendment establishes a zoning pattern that reflects the approved land use designations across the site. The zones will establish land uses and provisions for environmental protection, low-density residential, medium-density residential, and mixed-use zones.

- 10.3 The natural heritage system is recognized through the application of Environmental Protection (EP) zoning along the Tooley Creek corridor and other natural heritage features. These lands are protected from development and form a continuous open space network that supports ecological functions while defining the limits of development and reinforcing the role of these features and connections with the waterfront.
- 10.4 The mixed-use component of the Secondary Plan is implemented through the mixed-use zones, which are centrally located and permit a range of residential, commercial, and destination-oriented uses. These zones are intended to function as the focal point of the community, supporting an active, pedestrian-oriented environment with opportunities for year-round activity.
- 10.5 Medium density residential areas are established through the Urban Residential Type Three zones, which permit townhouse and apartment forms at moderate heights. These areas provide an appropriate transition between the mixed-use core and surrounding neighbourhoods, supporting a compact urban form and a diverse housing mix.
- 10.6 Lower density residential areas are implemented through the Urban Residential Type Three zones and are generally located at the edges of the community. These areas provide a transition to open space and surrounding uses (provincial park) while contributing to a balanced range of housing types and densities.
- 10.7 Overall, the zoning framework aligns with the planned street and block structure and provides a clear and implementable framework to guide the development of a connected, complete, and waterfront-oriented community.

### **Environment and Sustainability**

- 10.8 The proposed Zoning By-law Amendment recognizes the environmental and sustainability objectives of the Municipality through the protection of natural heritage features and the establishment of a development framework that supports efficient and compact urban form.
- 10.9 Environmental Protection (EP) zoning is applied to lands associated with the Tooley Creek corridor and other identified natural features, ensuring these areas are protected from development and continue to support ecological functions, hydrological processes, and stormwater management and long-term environmental protection. These lands also form a buffer between non-residential uses to the east to ensure land use compatibility.
- 10.10 The zoning framework supports opportunities for sustainable development by permitting a mix of housing types and densities that contribute to efficient use of land and infrastructure, while enabling future buildings to incorporate energy-efficient design and low-impact development measures through subsequent site plan approvals.

- 10.11 The use of Holding (H) provisions requires that key technical studies, including those related to environmental conditions, servicing, and infrastructure, are completed to the satisfaction of the Municipality and applicable agencies as part of detailed design, ensuring that natural heritage considerations are reflected in the ultimate development.
- 10.12 Overall, the Zoning By-law Amendment establishes a framework that protects natural features and supports sustainable community development, consistent with the environmental objectives of Provincial, Regional and Local policy.

### **Land Use and Built Form**

- 10.13 The proposed Zoning By-law Amendment implements Council's preferred land use and built form by establishing a coordinated pattern of residential, mixed use, and environmental protection zones that reflect the overall development concept for the Courtice Waterfront. The zoning permissions and standards provide for a range of uses and built form typologies that support the creation of a complete, mixed-use waterfront community.
- 10.14 The Mixed-Use Zones are strategically located to support the development of a central mixed-use area and key road frontage, including lands adjacent to the future waterfront park. These zones permit a mix of residential, commercial, and destination-oriented uses and include provisions for minimum non-residential floor area, which will contribute to the creation of an active promenade edge along the southern portion of the site. This built form and land use pattern will support visitors to the future waterfront park and establish opportunities for year-round activity, consistent with the vision of a vibrant public realm.
- 10.15 The zoning framework establishes a logical transition in density and built form across the site, with higher density mixed use and medium density residential development generally located toward the eastern and central portions of the lands, and lower density residential development toward the western edge. This approach provides an appropriate transition to adjacent uses, including the Darlington Provincial Park, and ensures compatibility with the surrounding context while maintaining a compact and efficient urban form.
- 10.16 The permitted building heights within the Urban Residential Type Three and Mixed-Use Zones are consistent with the height ranges established in the Secondary Plan and provide for a mid-rise built form that frames streets and open spaces while maintaining appropriate transitions between areas of differing intensity.
- 10.17 The inclusion of a range of residential building types, including townhouses and apartment buildings, supports the delivery of a diverse housing mix, while the introduction of non-residential uses within both the Urban Residential Type Three and Mixed-Use Zones provides opportunities for neighbourhood and visitor-oriented commercial uses. This approach will support the day-to-day needs of residents and contribute to the functionality and attractiveness of the waterfront as a destination.

- 10.18 The zoning framework also supports the organization of development blocks and building frontages in a manner that aligns with the planned street network and public realm. In particular, the arrangement of mixed use and residential zones adjacent to key streets and open spaces will facilitate direct connections to the waterfront park and support pedestrian-oriented design, including the creation of an animated and accessible promenade.
- 10.19 Overall, the proposed Zoning By-law Amendment establishes a comprehensive land use and built form framework that implements the Secondary Plan, supports the development concept, and provides for a well-integrated, mixed-use waterfront community with an active public realm and appropriate transitions in scale and intensity.

### **Urban Design**

- 10.20 The proposed Zoning By-law Amendment supports the Municipality's urban design objectives by implementing the process for a built form framework that promotes a coordinated, high-quality public realm. The zoning provisions related to building heights, permitted uses, and the organization of development blocks provide a foundation for achieving a pedestrian-oriented community form.
- 10.21 The Mixed-Use zones are structured to support active street frontages and a vibrant public realm through the inclusion of ground floor commercial uses and minimum non-residential floor area requirements. These provisions will help frame streets, animate key frontages, and reinforce the prominence of the central mixed-use area and its interface with the future waterfront park.
- 10.22 The distribution of building heights and densities across all zones supports appropriate transitions in scale and massing, contributing to compatibility between different areas of the community and reinforcing a cohesive built form.
- 10.23 More detailed urban design guidelines will be required and implemented through the draft plan of subdivision and subsequent site plan approval processes. These approvals will incorporate site-specific urban design features informed by the Secondary Plan and Official Plan to address building orientation, streetscape design, landscaping, and pedestrian connections.
- 10.24 Overall, the Zoning By-law Amendment establishes an appropriate framework to guide urban design, with detailed implementation through subdivision and site plan approvals to achieve a high-quality, pedestrian-oriented waterfront community.

### **Housing**

- 10.25 The proposed Zoning By-law Amendment supports the housing objectives of the Secondary Plan by permitting a full range of residential building types, including detached, semi-detached, townhouse, and apartment dwellings. This approach supports a diverse housing mix and enables more attainable forms of housing through medium and higher density permissions.

- 10.26 The inclusion of townhouse and apartment forms within the Urban Residential Type Three and Mixed-Use Zones provides opportunities for a range of unit types and sizes to accommodate different household needs and income levels, contributing to the supply of attainable housing options.
- 10.27 The Zoning By-law establishes a framework to support a diverse housing mix and the owner has advised that they will encourage partners and builders to incorporate and provide affordable units, where possible and where feasible and they are committed to discussing this further with Municipal staff through further development of the lands.

### **Transportation**

- 10.28 The proposed Zoning By-law Amendment supports transportation objectives by establishing a zoning framework that aligns with the planned road network and block structure for the Courtice Waterfront. The arrangement of zones reflects the intended street layout and facilitates the development of a connected and accessible community as per the Secondary Plan.
- 10.29 The zoning schedule protects for the implementation of the planned road network, including opportunities for a future secondary access to the north, which will improve connectivity and address existing access constraints. This approach ensures that the long-term transportation network can be implemented as development proceeds. The use of Holding (H) provisions requires the completion of updated traffic studies and related technical analysis prior to development, ensuring that the road network, access points, and transportation infrastructure are designed to safely and efficiently accommodate the ultimate development.

### **Servicing**

- 10.30 The proposed Zoning By-law Amendment supports the servicing objectives of the Secondary Plan by establishing a development framework that assumes full municipal servicing, including sanitary, stormwater, and water infrastructure. The zoning permissions enable a compact and efficient urban form that can be supported by planned municipal services, installed by the developer to municipal standards.
- 10.31 The Environmental Protection (EP) zones and overall site layout support the integration of stormwater management with the natural heritage system, allowing for appropriate placement of stormwater facilities and low impact development measures to manage runoff and protect water quality.
- 10.32 The use of Holding (H) provisions requires the completion of detailed servicing studies, including stormwater management, prior to development proceeding. These requirements ensure that infrastructure capacity, drainage, and water balance considerations are addressed to the satisfaction of the Municipality and the Conservation Authority.
- 10.33 The proposed Zoning By-law Amendment includes Holding (H) provisions tied to Conservation Authority requirements to ensure natural hazards are addressed prior to development.

These provisions require updated floodplain mapping and supporting studies to confirm that the lands can be safely developed and protected from flooding and related risks.

- 10.34 The Holding symbol allows Council to approve the zoning framework while deferring development until site-specific conditions, including hazard limits and safe access, are confirmed. This ensures that development proceeds only once environmental constraints are appropriately addressed.
- 10.35 In summary, this approach allows the Zoning By-law Amendment to be approved while protecting against potential impacts from natural hazards through detailed technical review prior to development.

## **11. Financial Considerations**

- 11.1 All capital infrastructure required to support the proposed development will be designed and constructed by the proponent in accordance with municipal standards and will be conveyed to and assumed by the Municipality upon acceptance. Following assumption, these assets will be incorporated into the Municipality's asset management framework, and the Municipality will assume responsibility for long-term lifecycle obligations, including major repair, rehabilitation, and eventual replacement.
- 11.2 Upon assumption, the ongoing maintenance and minor repair of municipal infrastructure, including the neighbourhood park, environmental protection lands, walkways, and road network, will be the responsibility of the Municipality and will be accounted for within future operating budgets.

## **12. Strategic Plan**

- 12.1 The proposed development has been reviewed against the pillars of the Clarington Strategic Plan 2024-27. Clarington's Strategic Plan prioritizes applications the creation of growing resilient, sustainable, and complete communities and connecting residents through the design of safe, diverse, inclusive, and vibrant communities. The proposed Zoning By-law Amendment will help implement Clarington's Strategic Plan and the Parks, Recreation and Culture Master Plan.

## **13. Climate Change**

- 13.1 The recently approved Secondary Plan has included sustainability as a key priority. The Secondary Plan's transit supportive density, efficient land use patterns and natural heritage preservation are reflected in the proposed zoning by-law that begins to implement those policies. Subsequent applications for draft plan of subdivision, draft plan of condominium, site plan control and building permits will further implement policies and standards for energy efficiency, building performance and sustainability.

## **14. Concurrence**

- 14.1 Not applicable.

## 15. Conclusion

- 15.1 The proposed Zoning By-law Amendment has been reviewed against the Courtice Waterfront Secondary Plan approved earlier this year and is considered to implement the policies of the Municipality, Region and Province.
- 15.2 The inclusion of Holding provisions in the draft Zoning By-law Amendment will ensure that future conditions of draft plan approval, site plan approval, and Conservation Authority requirements are satisfied.
- 15.3 In consideration of all agencies, staff, and public comments, it is respectfully recommended that the Zoning By-law Amendment as written in **Attachment 1** be approved.

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### Attachments:

Attachment 1 – Zoning By-law Amendment Submitted by Applicant  
Attachment 2 – Draft Plan of Subdivision Submitted by Applicant  
Attachment 3 – Department and Agency Comments

### Interested Parties:

List of Interested Parties available from Department.